043.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,400 / 890,400
					USE VALUE:	890,400 / 890,400
					ASSESSED:	890,400 / 890,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97	-99	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VELASQUEZ JUAN A & BIVIANNE A
Owner 2:	
Owner 3:	
Street 1:	99 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VELASQUEZ BIVIANNE A -
Owner 2:	-
Street 1:	99 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,860 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2514 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4860.000	433,400	4,400	452,600	890,400
Total Card	0.112	433,400	4,400	452,600	890,400
Total Parcel	0.112	433,400	4,400	452,600	890,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.25 | /Parcel: 354.2

Legal Description

User Acct 29962

GIS Ref

GIS Ref

Insp Date 11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 043.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	433,500	4400	4,860.	452,600	890,500	890,500	Year End Roll	12/18/2019
2019	104	FV	335,200	4400	4,860.	480,900	820,500	820,500	Year End Roll	1/3/2019
2018	104	FV	335,200	4400	4,860.	350,800	690,400	690,400	Year End Roll	12/20/2017
2017	104	FV	313,800	4400	4,860.	305,500	623,700	623,700	Year End Roll	1/3/2017
2016	104	FV	313,800	4400	4,860.	260,300	578,500	578,500	Year End	1/4/2016
2015	104	FV	278,700	4400	4,860.	254,600	537,700	537,700	Year End Roll	12/11/2014
2014	104	FV	278,700	4400	4,860.	209,300	492,400	492,400	Year End Roll	12/16/2013
2013	104	FV	290,400	4400	4,860.	199,200	494,000	494,000		12/13/2012

!3628!

PRINT

Date	Time
12/10/20	18:49:59

LAST REV

Date	Time
11/30/20	14:37:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VELASQUEZ BIVIA	72524-175	1	4/30/2019	Convenience	1	No	No		
FELIX CURTIS/TR	69161-490		4/19/2017	Estate/Div	588,000	No	No		
FELIX CURTIS,	69159-433		4/19/2017	Convenience	10	No	No		
ABBOTT CATHERIN	34946-256		3/1/2002		501,000	No	No		
	7474-236		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2020	1360	Dormers	35,000	O				
7/14/2020	766	Porch	3,000	C				
6/23/2017	731	Insulate	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
5/27/2002	MLS	HC	Helen Chinal
4/12/2000	Inspected	276	PATRIOT
2/29/2000	Mailer Sent		
2/29/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641						452,600	

USER DEFINED

Prior Id # 1:	29962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11157	Total SF/SM:	4860	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	452,641	Spl Credit		Total:	452,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09191918
Const Adj.:	0.98000199
Adj $ / SQ:	181.914
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628163
Depreciation:	194730
Depreciated Total:	433432

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	4	
Totals			
2	13	6	

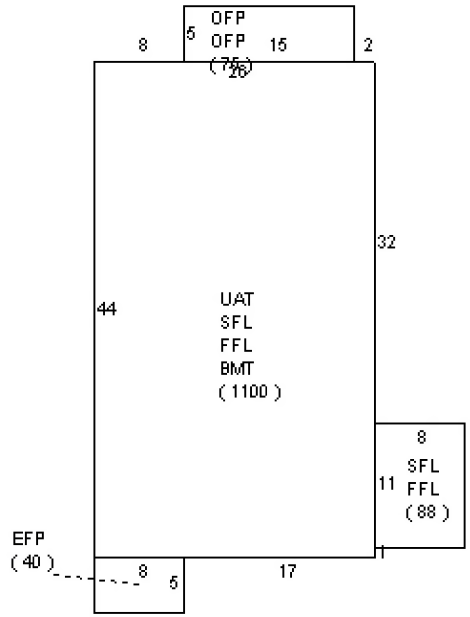
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	181.91
Special Features:	0	Val/Su Net:	109.97
Final Total:	433400	Val/Su SzAd	182.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,188	181.910	216,114
SFL	Second Floor	1,188	181.910	216,114
BMT	Basement	1,100	54.570	60,032
UAT	Upper Attic	275	100.050	27,515
OFP	Open Porch	150	26.950	4,043
EFP	Enclos Porch	40	71.150	2,846

Net Sketched Area: 3,941 | Total: 526,664

Size Ad | 2376 | Gross Are | 4766 | FinArea | 2514

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400